

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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February 11, 2005

Ms. Diane Henderson
City Planner
City of Belvedere
450 San Rafael Avenue
Belvedere, CA 94920

Dear Ms. Henderson:

RE: Review of the City of Belvedere's Draft Housing Element

Thank you for submitting revisions to Belvedere's draft housing element, received for review on December 15, 2004, along with supplemental revisions received via e-mail and facsimile transmission on February 7 and 9, 2005. In accordance with Government Code Section 65585(b), the Department is required to review draft housing elements and report the findings to the locality. Telephone conversations with Ms. Jessica Jones, Associate Planner, during January and February 2005, helped facilitate the review.

The Department is pleased to find the submitted revisions address the statutory requirements described in the Department's June 4, 2004. The element will be in full compliance with State housing element law (Article 10.6 of Government Code) when adopted (with all revisions) and submitted to this Department for review pursuant to Government Code Section 65585(g). The draft element now includes stronger programmatic commitment to promote and facilitate second-unit development (i.e., Program H3.D).

Given the acknowledged fiscal and physical constraints (small size) associated with available sites identified in the land inventory (Appendix B), second-unit development represents the City's strategy for accommodating its share of the regional housing need. Due to the importance of successful implementation of Program H3.D, the City should monitor second-unit development through its annual general plan implementation progress reports, as required by both Government Code Section 65400 and Program H5.C. If development of affordable second units is not occurring commensurate with the City's regional housing need, additional incentives must be adopted. Annual general plan implementation reports are required to be completed and submitted to the local legislative body and the Department by October 1 of each year.

In closing, the hard work and cooperation you and your staff exhibited during the course of the review is appreciated. The Department looks forward to receiving the City's adopted housing element, with all revisions, pursuant to Government Code Section 65585(g). If we can be of further assistance, or have any questions, please contact Don Thomas, of our staff, at (916) 445-5854.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Jessica Jones, Associate Planner, City of Belvedere
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Keith Wagner, Law Office of J. William Yeates
David Grabill, Sonoma County Housing Advocacy Group
Sue Hestor, Attorney-at-Law
Todd Schroeder, Ross and Scott Law Firm
David Gilbert, Attorney-at-Law
Paul Campos, Home Builders Assoc. of Northern California
David Booher, California Housing Council
Shannon Dodge, Non-Profit Housing Association of Northern California
Eve Bach, Arc Ecology
Allison Brooks, Livable Communities Initiative
Charlie Carson, Home Builders Association – Northern Division